

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33436

130/131/132

Property Information

property address: 2617 S TEXAS AVE
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 14, LOT 4.8, PTS OF 5.6.7
owner name/address: AESTHETIC DEVELOPERS INC
2617 S TEXAS AVE
BRYAN, TX 77802-2332
full business name: Fabric Care Cleaners & Alteration Shop
land use category: Office (?) type of business: Laundry - Cleaners
current zoning: C3 occupancy status: Occup
lot area (square feet): 38000 frontage along Texas Avenue (feet): 240
lot depth (feet): 200 sq. footage of building: 17578
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): brick
building/site condition: 4
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____
approximate construction date: 1976 accessible to the public: ☒ yes ☐ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal
overall condition (specify): below Avg.
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: ?
lot type: ☐ asphalt ☐ concrete ☒ other dirt lot
space sizes: ? sufficient off-street parking for existing land use: ☐ yes ☒ no 1/4
overall condition: ?
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 43 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: unused - drive into nothing

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

